

## Township of Morris - Schedule of Area, Bulk and Yard Requirements

Zone	Permitted Uses	Minimum Area Requirements				Maximum Bulk		Minimum Yard Requirements (feet)				Other Requirements (see section indicated)	Maximum Floor Area Ratio <sup>4</sup>	Maximum Impervious Surface (percent) <sup>4</sup>
		Lot Area (square feet)	Per Family (square feet)	Lot Width (feet)	Lot Depth (feet)	Building Coverage (percent)	Building Height (feet)	Minimum Front Yard	One	Both	Rear Yard			
RA-130	Single-family detached residence	130,680	130,680	300	300	10	35	100	50'	100'	100	--	--	--
	Cluster residential development	----- See Land Development Ordinance -----										--	--	--
RA-35	Single-family detached residence	35,000	35,000	175	175	15	35	75	30'	75'	50	--	--	--
	Cluster residential development	----- See Land Development Ordinance -----										--	--	--
RA-25	Single-family detached residence	25,000	25,000	135	135	15	35	60	25'	60'	35	--	--	--
	Cluster residential development	----- See Land Development Ordinance -----										--	--	--
RA-15	Single-family detached residence	15,000	15,000	100	100	20	35	50	20'	50'	25	--	--	--
	Cluster residential development	----- See Land Development Ordinance -----										--	--	--
RA-11	Single-family detached residence	11250	11250	75	100	25	35	35	15'	40'	25	--	--	--
RA-7	Single-family detached residence	7,500	7,500	50	100	30	35	25	10'	20'	25	--	--	--
RB-7	Single-family detached residence	7,500	7,500	60	100	30	35	25	10'	20'	25	--	--	--
	Two-family detached residence	10,000	5,000	70	100	30	35	25	15'	25'	25	--	--	--
RG-5	Multiple-family dwelling (townhouses)	217,800	3,600	300	300	20	35	50	50	100	50	--	--	--
SC	Senior Citizens housing	----- See Article V, § 95-37G -----										--	--	--
TH-6	Townhouse Residential	----- See Article V, § 95-35D -----										--	--	--
TH-8	Townhouse Residential	----- See Article V, § 95-35D -----										--	--	--
B-11	Business	11,250	--	75	100	33	35	35	10	25	25	--	--	--
OL-5	Office and research lab	217,800	--	400	300	25	45	100	75	150	100	--	.25	65
OL-15	Office and research lab	653,400	--	500	500	20	45	150	100	200	150	--	.225	60
OL-40	Office and research lab	1,742,000	--	600	800	15	45	300	175	350	200	--	.20	50
I-21	Industrial	21,780	--	125	150	33	45	35	15	30	50	--	--	--
CEM	Cemetery	435,600	--	100		10	25	50	25	50	25	--	--	--
OS-GU	Open Space - government use <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	--
	Churches and other places of worship	The minimum area, maximum bulk and minimum yard requirements for the RA-130 Zone shall apply, except as modified by § 95-37B										§ 95-37B	--	--
	Motels, hotels, motor hotels, and other similar uses	217,800	--	400	300	20	45	100	75	150	100	§ 95-37I	--	--
	Automotive service stations	40,000	--	200	150	20	25	50	30	50	50	§ 95-37K	--	--
	Nursing Homes	217,800	--	300	300	25	35	75	50	100	75	§ 95-37G	--	--

**NOTES:**

<sup>1</sup> In any case in which the building erected on the lot consists of only one (1) story, the required side yard may be reduced by five (5) feet on one (1) side and a total of ten (10) feet on both sides.

<sup>2</sup> Because of the wide diversity and nature of the uses permitted in this zone, no specific area, bulk and yard requirements are provided. The Planning Board, in reviewing any site plan for uses proposed in this zone, shall use generally accepted planning standards to minimize the impact on surrounding development to ensure adequate circulation protection.

ecological and environmental elements and shall approve only those plans designed to carry out the general intent of this zone. In cases in which land in this zone is developed for single-family residential use the area, bulk and yard requirements permitted in an RA-130 Zone shall apply.

<sup>3</sup> For FA-130 Zone

<sup>4</sup> [Added 3-28-79 by Ordinance No 2-79]